

BORNISH WIND ENERGY CENTRE

Design and Operations Report Summary

APRIL 2012

Bornish Wind LP is proposing to develop the Bornish Wind Energy Centre (the "Project"). Bornish Wind LP is a wholly-owned subsidiary of NextEra Energy Canada ULC. The parent company of NextEra Energy Canada ULC is NextEra Energy Resources, LLC, with a current portfolio of nearly 8,500 operating wind turbines across North America. The Project is located in the Municipality of North Middlesex and will consist of 45, 1.62 MW turbines with a total nameplate capacity of 72.9 MW, though 48 turbine locations will be permitted.

The purpose of the Design and Operations Report is to provide specific details on how the Project is designed, the equipment used and operated and how emergencies and ongoing communication will be managed. The report also presents mitigation measures/monitoring commitments and residual effects, if any. Residual effects are "left over" effects once mitigation measures have been applied.



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SITE PLAN

This Site Plan, shown on Figure on back page, was designed to meet Provincial “setback distances” outlined in the following table.

ONTARIO REGULATION 359/09 SETBACK DISTANCES

Setback	Distance (metres (m))	Details
Noise Receptors	550	To be measured from the centre of a turbine's base to a non-participating receptor.
Property Line	Hub height (80)	Setback can be reduced to blade length plus 10 m (60 m total) measured from the centre of the turbine's base to the nearest property boundary if a Property Line Setback Assessment Report shows that siting turbines closer will not cause adverse effects.
Roads and Railway	Blade length plus 10 m	Blade length plus 10 m (60 m total) measured from the centre of the turbine's base to the boundary of the right-of-way.
Significant Natural Heritage Features	120	Measured from the project location boundary to the nearest point of the natural features. Project components may be sited closer than the prescribed setback if an Environmental Impact Study is prepared.
Water Bodies	120	Measured from the average annual high water mark of a lake, or permanent / intermittent stream (Project components may be sited closer than 120 m if a Water Body Report is prepared - note that turbines and transformers may not be sited closer than 30 m to these features).
Petroleum Resources	75	Setback may be reduced with the submission of a Petroleum Engineer's Report to the MNR.

FACILITY DESIGN PLAN

WIND TURBINES

- ✦ Forty-five 1.62 megawatt (MW) GE model wind turbines, 80 m tall tower with 50 m long blades, though 48 turbine locations will be permitted.

ACCESS ROADS

- ✦ 11 m wide during construction. Provides access to properties for equipment during construction and for maintenance during operations.

COLLECTION LINES

- ✦ 34.5 kilovolt (kV) electrical collection lines to be buried on private property next to access roads, where possible. Connects electricity generated by each turbine to the Bornish Substation.



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ELECTRICAL TRANSMISSION

- ✦ Energy generated by the Project will be collected via 34.5 kV underground cabling directed to the Bornish Substation that will step-up the voltage from 34.5 kV to 115 kV. A project-owned 115 kV transmission line will then link to a switchyard and from there will connect to the Parkhill Substation where the voltage will be stepped up to 500 kV.

TRANSFORMER SUBSTATION

- ✦ A total footprint of approximately 2-3 ha in size, the Bornish Substation increases voltage of electricity from collection lines (34.5 kV) to 115 kV for transmission to the Parkhill Substation.

OPERATIONS AND MAINTENANCE BUILDING

- ✦ Approximately 30 m by 15 m in size, will be constructed on privately held lands or an existing building will be purchased/leased. To be used to monitor day-to-day operations of the wind energy centre.

PERMANENT METEOROLOGICAL TOWER(S)

- ✦ Typically 80 m in height, up to two MET towers are proposed to be constructed. MET towers are used to monitor weather conditions at the site.

FACILITY OPERATION PLAN

WIND TURBINE OPERATION

- ✦ 5-10 workers will carry out day to day activities associated with turbine operation.
- ✦ A communication line connects each turbine to the Operations Centre, which closely monitors and can control the operation of each turbine.



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MAINTENANCE

- Approximately every 6 months, routine maintenance will be carried out by 2-3 workers over a full day at each turbine.
- The substations will receive periodic protective relay maintenance and the collection lines will receive periodic assessments of their condition.
- Unplanned maintenance can include failure of small components and may be addressed by a technician over several hours.
- Events involving the replacement of major components such as gearboxes are not typical; however, this could require the use of large equipment.

WASTE MANAGEMENT

- Waste generated during operations will be removed from the operations and maintenance building by a licensed operator and disposed of at an approved facility. Recycling services will be used to the extent available.

EMERGENCY RESPONSE AND COMMUNICATION PLAN

The Emergency Response and Communication Plan, which will be filed with the Ministry of the Environment, the municipalities of North Middlesex and Middlesex County, include details on:

- Emergency Action Plans for outlining steps to be taken in the event of an on-site emergency;
- Ongoing Communication to update the community throughout the construction and operations phase; and,
- Complaints Resolution Process for dealing with any questions or concerns.

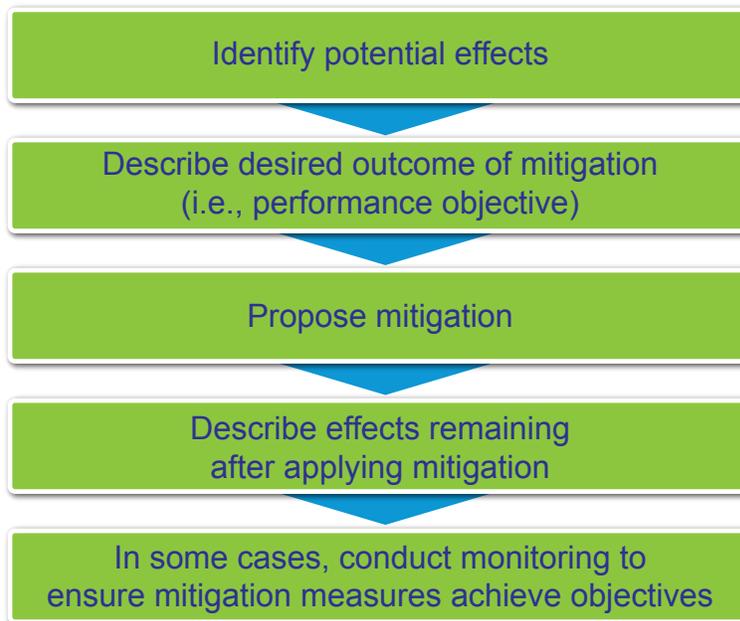


BORNISH WIND ENERGY CENTRE

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ENVIRONMENTAL EFFECTS MONITORING PLAN

The following flow chart describes the effects assessment process from the first stage of identifying potential effects through to describing residual effects (i.e. effects remaining after mitigation measures are applied) and conducting monitoring.



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This section provides a summary of some of the potential effects, mitigation measures and monitoring commitments from the effects assessment. For the full effects assessment, please refer to the Design and Operations Report.

CULTURAL HERITAGE

No effects to cultural heritage are anticipated during the operations phase.

NATURAL HERITAGE RESOURCES (SUCH AS WETLANDS AND FORESTS)

Disturbance or mortality to wildlife (e.g. birds and bats) may occur due to collisions with turbines. To avoid or lessen these effects, operational mitigation techniques will be implemented if impacts are observed to be above provincial thresholds. Monitoring will consist of three years of post-construction mortality surveys for birds and bats which will be submitted to the Ministry of Natural Resources.

SURFACE WATER AND GROUNDWATER

Water contamination is possible, although unlikely, due to accidental spills associated with maintenance activities. A spill response plan will be developed and an emergency spill kit will be kept on site. In addition, the Ministry of the Environment and the local municipalities will be notified of any spills.

EMISSIONS TO AIR

Maintenance vehicles may create dust and increase emissions to air. To reduce the amount of dust generated, the speed of maintenance vehicles will be limited. All construction vehicles will meet provincial emissions regulations.

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NOISE

The operation of turbines and the substations may increase noise levels experienced by some residents. Turbines will be set back at least 550 m from all residents who are not leasing their land for the Project to avoid or lessen the effects. Noise modelling was also conducted to predict and ensure that noise levels from the operating turbines and the substations will not be greater than limits set by the Ministry of Environment. Any noise-related complaints will be tracked and follow-up monitoring will occur as required.

LOCAL INTERESTS, LAND USE AND INFRASTRUCTURE

Turbines, access roads, and the substations will result in a minor reduction in usable agricultural land. To avoid or lessen these effects, the length of access roads will be minimized where possible.

PUBLIC HEALTH AND SAFETY

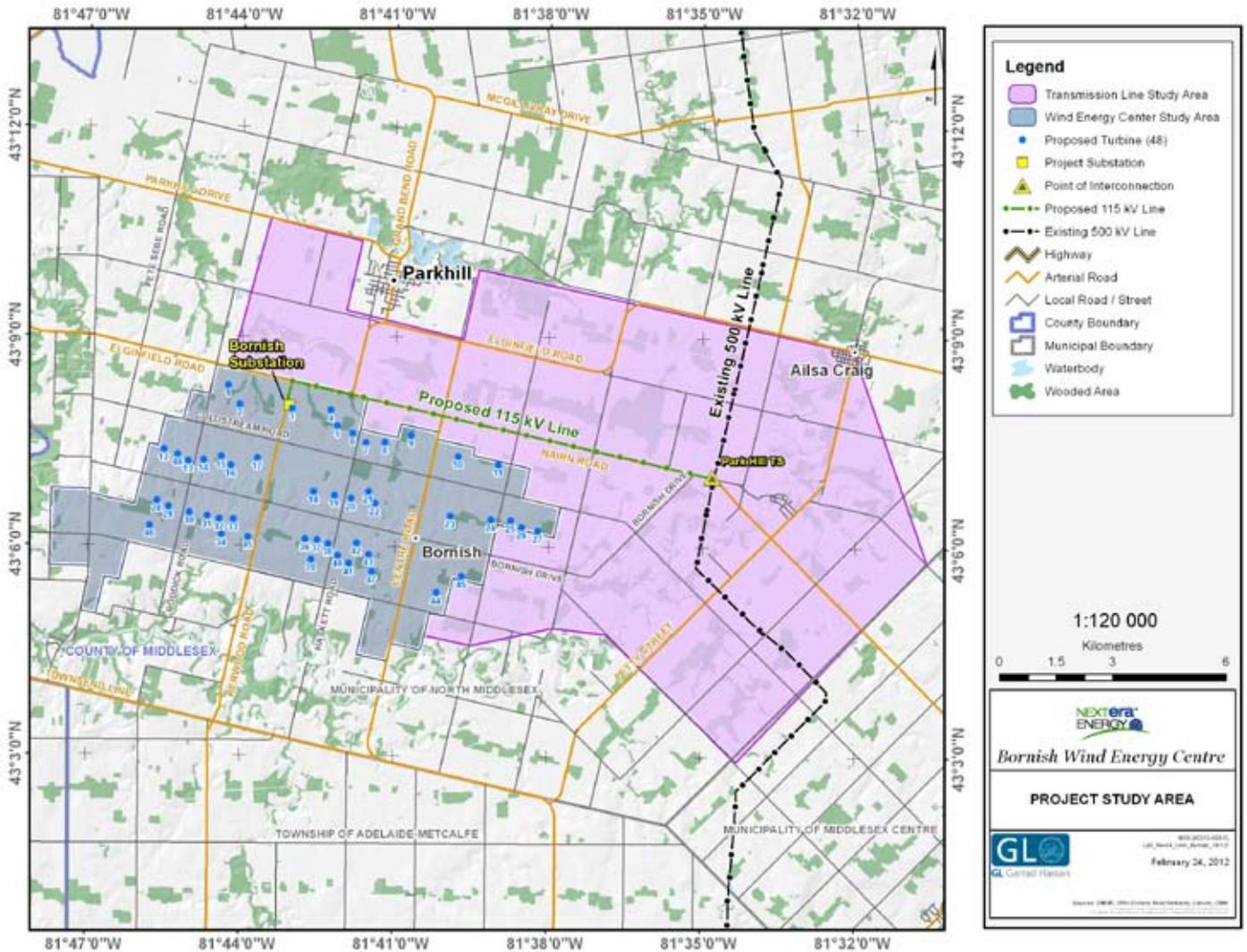
Potential effects on human health and safety could occur from ice shed (ice falling from turbine blades) and/or shadow flicker (a “flicker” caused when rotating turbine blades are directly between a viewer and the sun). To avoid or mitigate these effects, all setback distances will be adhered to. Any safety complaints will be tracked and follow-up monitoring will occur as required.

The overall conclusion of the Design and Operations Report is that this Project can be operated without any remaining effects that could harm the environment. Post-construction monitoring related to effects on wildlife, including birds and bats, will be undertaken to confirm this conclusion.



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Have A Question?

We hope you find this Plain Language Summary helpful. In case you would like additional information or have any questions, please contact us directly:

Project Proponent

Derek Dudek

Community Relations Consultant
NextEra Energy Canada, ULC
5500 North Service Road, Suite 205
Burlington, Ontario, L7L 6W6
Phone: 1-877-257-7330
Email: Bornish.Wind@NextEraEnergy.com

Project Consultant

Nancy O'Blenes

Environment and Permitting
GL Garrard Hassan
19 Carmody Lane
Uxbridge, Ontario, L9P 1A5
Phone: 416-801-6822
Email: nancy.oblenes@gl-garradhassan.com

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The purpose of the Project Description Report (PDR) is to summarize the content of the REA reports; it is a key document for consultation. The PDR is prepared early in the planning process and is provided to the public, municipalities and Aboriginal communities and it is updated as the Project develops.



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NEXTERA ENERGY CANADA

The Project will be owned and operated by Bornish Wind, LP, a wholly owned subsidiary of NextEra Energy Canada, as previously noted. NextEra's parent company is NextEra Energy Resources, LLC, a global leader in wind energy generation with a current operating portfolio of over 85 wind energy projects in North America. In Canada, wind energy centres currently owned and operated by NextEra include: Mount Copper and Mount Miller, (both 54 megawatts (MW)) located in Murdochville, Quebec; Pubnico Point, (31 MW) located near Yarmouth, Nova Scotia; and Ghost Pine (82 MW), located in Kneehill County, Alberta.

PROJECT INFORMATION

PROJECT COMPONENTS

The major components of the Project are anticipated to include:

- ✦ 45 1.6 MW GE model wind turbine generator locations and pad mounted step-up transformers, though 48 turbine locations will be permitted;
- ✦ Laydown and storage areas (including temporary staging areas, crane pads and turnaround areas surrounding each wind turbine);
- ✦ Approximately 44 kilometres (km) of 34.5 kilovolt (kV) underground electrical collection lines to connect the turbines to the proposed Bornish Substation;
- ✦ A transformer substation to increase the voltage of electricity from the electrical collection lines (34.5 kV) to 115 kV;
- ✦ Approximately 12 km of 115 kV overhead transmission line proposed along Nairn Road from the proposed project switchyard to the proposed Parkhill Substation which will increase the voltage to 500 kV;
- ✦ Approximately 27 km of turbine access roads; and,
- ✦ An operations and maintenance building.

PROJECT TIMING

Construction for the Bornish Wind Energy Centre is expected to begin in late summer/early fall 2013 (dependent on receiving the required approvals), and last for approximately 6 months. The operations phase is anticipated to start in late winter/early spring 2014, and the Project will operate for approximately 30 years, after which point the Project may be decommissioned.



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CONSTRUCTION ACTIVITIES

SURVEYING AND GEOTECHNICAL STUDIES

- ✦ Surveys are required to identify locations of major Project components; this involves surveyors walking around the sites and marking locations using stakes.
- ✦ Geotechnical sampling is required to locate turbine foundations; this involves drilling boreholes (i.e. holes about 5 centimetres (cm) wide and 1 metre (m) deep drilled in the ground) to collect information on the type of soil below ground.

LAND CLEARING AND CONSTRUCTION OF ACCESS ROADS

- ✦ Access roads and crane paths will be 11 m wide during the construction phase and are required to transport equipment to the turbine location construction sites.
 - First, the land is cleared and the topsoil is removed, stored for later use and replaced with a layer of gravel.
 - Following construction, the gravel will be removed and replaced with topsoil; some access roads will remain in place for maintenance activities.

CONSTRUCTION OF LAYDOWN AREAS

- ✦ Construction laydown areas are approximately 4 hectares (ha) in size and are used to temporarily store construction equipment.
 - First, the land is cleared and topsoil is removed, stored for later use and replaced with a layer of gravel.
 - Following construction, the gravel will be removed and the topsoil returned.



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CONSTRUCTION OF TURBINE SITES AND CRANE PADS

- ✦ Turbine laydown areas are approximately 122 m by 122 m and are used to store wind turbine components during construction.
 - First, the turbine site is cleared, levelled and topsoil is removed and stored for later use.
- ✦ Crane pads are approximately 15 m by 35 m and are used to support the large cranes during construction, particularly when they lift the nacelle into place.
 - First, the topsoil is removed, stored for later use and replaced with a layer of gravel.
 - Following construction, the crane pad will be restored to pre-construction condition.



CONSTRUCTION OF TURBINE FOUNDATIONS

- ✦ Turbine foundations are approximately 400 m².
 - First, an area approximately 3 m deep x 20 m x 20 m is dug and the earth is stored for later use.
 - The foundations are shaped like an upside-down mushroom and made of a wooden frame, poured concrete and steel rebar to provide strength, with only a small portion of the 'stem' visible once construction is complete.
- ✦ After construction, the subsoil and topsoil will be returned and the area can be farmed to within a few metres of the turbine.

WIND TURBINE ASSEMBLY AND INSTALLATION

- ✦ Once turbine foundations are complete and the concrete has set, the turbines will be constructed, usually in five lifts (three for the towers, one for the nacelle - which houses the main components of the wind turbine such as the rotor shaft, control panel, generator, etc. - and one for the rotor with the blades already mounted).

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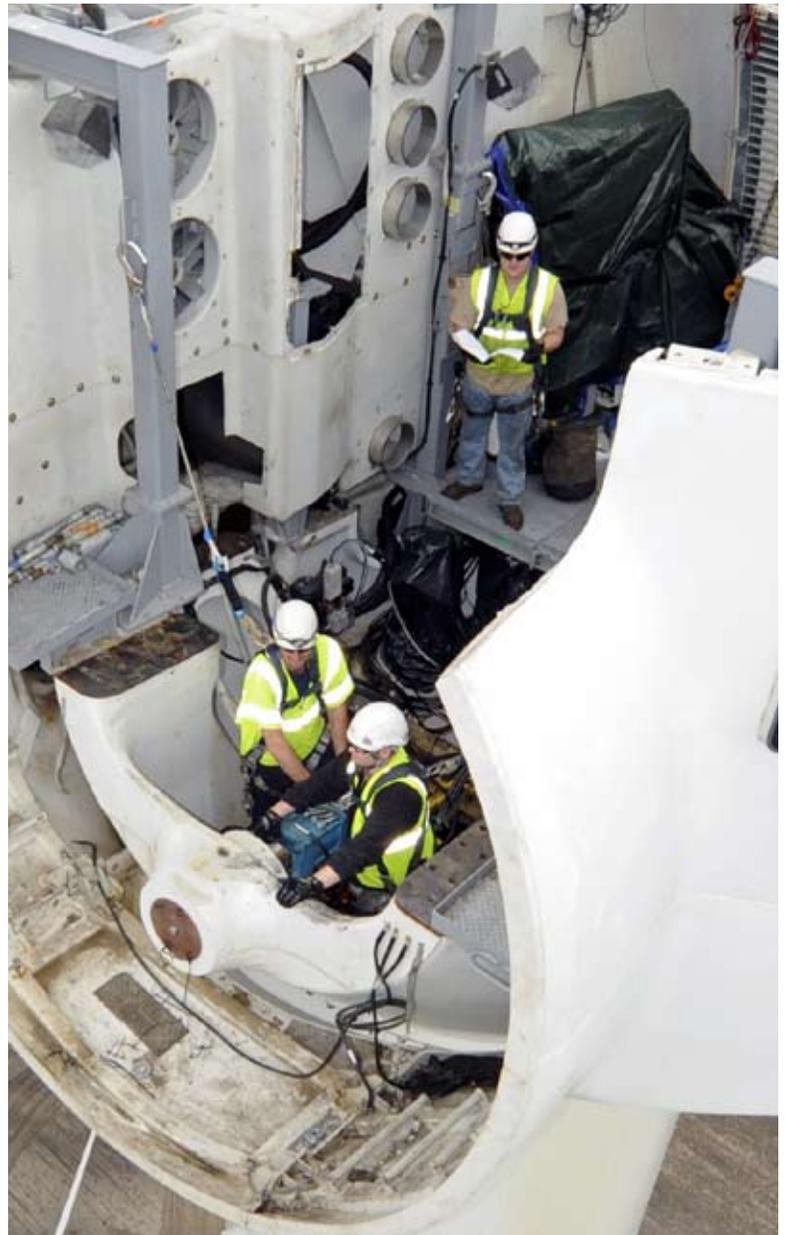
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CONSTRUCTION OF ELECTRICAL COLLECTOR SYSTEM (INCLUDING PAD MOUNTED TRANSFORMERS AND UNDERGROUND COLLECTION LINES)

- ✦ Pad Mounted Transformers are approximately 2.2 m by 2.5 m in size and are used to “step-up” the electricity generated by the turbine to 34.5 kV.
 - First, soil in the area is removed and stored for later use.
 - Once the grounding equipment, concrete pad and transformer are in place, the electrical connectors are installed.
- ✦ Collection lines are electrical cables that are used to connect each turbine to the Bornish Substation.
 - First, soil in the area is removed and stored for later use.
 - The collection lines are generally buried 0.9 m below ground.
 - Some collection lines will be tunnelled below woodlots or watercourses to avoid effects to natural areas.
 - In these cases, entrance and exit points will be created on each side of the natural area to be crossed, the tunnel between the two points will be excavated, and the electrical cable will be fed from the entrance to the exit point.

CONSTRUCTION OF TRANSFORMER SUBSTATION

- ✦ The Bornish Substation is approximately 2-3 ha in size and is used to “step-up” electricity from the collection lines (34.5 kV) to 115 kV for transmission to the Parkhill Substation where the voltage will be increased to 500 kV.
 - First, soil in the area is removed, stored for later use and replaced with a layer of gravel, if needed.
 - A containment system will be constructed around the transformer to prevent soil contamination in the event there is an oil leak.



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CONSTRUCTION OF ELECTRICAL TRANSMISSION LINE

- ✦ The 115 kV electrical transmission line will connect the electricity generated by the wind Project from the Bornish Substation to the proposed Parkhill Substation where it will be fed into the Provincial electricity grid.
- ✦ The transmission line will be mounted on existing poles or on new poles, to be determined during the engineering and design phase and with Hydro One Networks Inc.
- ✦ New poles will be constructed of wood, concrete or steel and will be 18 – 30 m tall with the poles buried 1 to 2 m below ground.
- ✦ Once poles are in place, the cables will be strung between the poles.

CONSTRUCTION OF OPERATION AND MAINTENANCE BUILDING

- ✦ An operations building will be built for the Project or an existing building will be purchased/leased. The operations building is approximately 30 m by 15 m in size and is used to monitor the daily operations of the wind energy centre.
- ✦ Drinking water will be supplied by a well or through the municipal water system and if required, a septic bed will be constructed for the disposal of sewage.

CONSTRUCTION OF PERMANENT METEOROLOGICAL TOWER(S)

- ✦ The meteorological tower(s) are approximately 80 m high and used to monitor wind conditions at the Project site.
- ✦ They will either be monopole (a single pole) or lattice structure (a framework tower) and will be secured with three guy wires.

CLEAN UP AND SITE RECLAMATION

- ✦ Site clean-up will occur throughout the construction phase and site reclamation will occur after construction has been completed.



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- ✦ Materials will be recycled as much as possible and waste will be removed from the site and disposed of at an appropriate facility.
- ✦ All disturbed areas will be restored with the stockpiled soil and reseeded, as appropriate.

OPERATION AND MAINTENANCE

WIND TURBINE OPERATION

- ✦ 5-10 workers will carry out day to day activities associated with turbine operation.
- ✦ A communication line connects each turbine to the Operations Centre, which closely monitors and can control the operation of each turbine.

MAINTENANCE

- ✦ Approximately every 6 months, routine maintenance will be carried out by 2-3 workers over a full day at each turbine.
- ✦ The substations will receive periodic protective relay maintenance and the collection lines will receive periodic assessments of their condition.
- ✦ Unplanned maintenance can include failure of small components and may be addressed by a technician over several hours.
- ✦ Events involving the replacement of major components such as gearboxes are not typical; however, this could require the use of large equipment.



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WASTE MANAGEMENT

- Waste generated during operations will be removed from the operations and maintenance building by a licensed operator and disposed of at an approved facility. Recycling services will be used to the extent available.

DECOMMISSIONING

At the end of the Project life, the wind turbines may be 're-powered', meaning turbine components could be replaced to extend the life of the Project and delay decommissioning activities. Alternatively, the wind turbines may be decommissioned. Decommissioning procedures will be similar to the construction phase, but in reverse order. The decommissioning process is described in the Decommissioning Plan Report Plain Language Summary and will follow the Ontario Health and Safety Act along with any applicable municipal, provincial and federal regulations and standards.

The following components will be removed during dismantling:

1. Turbines;
2. Overhead lines and poles; and,
3. Transformer substation.

POTENTIAL ENVIRONMENTAL EFFECTS

An assessment for the construction, operation and decommissioning phases of the Project was completed to identify potential effects. This is done so that mitigation or corrective actions can be proposed to eliminate or minimize potential effects.

This section provides examples of some potential effects and mitigation measures of each phase for specific environmental components. For further details on mitigation measures and monitoring plans, please refer to the Construction Plan Report and the Design and Operations Report. Note that effects from construction are anticipated to be similar to those from decommissioning, as such, they are shown together below.



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CULTURAL HERITAGE

- ✦ Construction and decommissioning: Construction activities could disturb archaeological resources identified through the archaeological assessments.
- ✦ Mitigation measures: Protective fencing will be installed around the archaeological site boundary or further archaeological studies will be conducted.
- ✦ Operation: No effects anticipated.

NATURAL HERITAGE RESOURCES (SUCH AS WETLANDS AND FORESTS)

- ✦ Construction and decommissioning: Vegetation removal could disturb wildlife and affect wildlife movement in the area.
- ✦ Mitigation measures: All temporary construction areas will be reseeded, as appropriate, and construction will be avoided, to the extent possible, when sensitive wildlife are breeding to reduce the potential for disturbance.
- ✦ Operation: Disturbance or mortality to wildlife (e.g. birds and bats) may occur due to collisions with turbines.
- ✦ Mitigation measures: To avoid or lessen these effects, operational mitigation techniques will be implemented if impacts are observed to be above provincial thresholds. Monitoring will consist of three years of post-construction mortality surveys for birds and bats which will be submitted to the Ministry of Natural Resources.

SURFACE WATER AND GROUNDWATER

- ✦ Construction and decommissioning: Construction activities close to streams could cause erosion and result in soil entering the watercourses.
- ✦ Mitigation measures: An erosion and sediment control plan will be developed and implemented to control potential erosion and protect the watercourses. In addition, areas where vegetation was removed will be replanted.
- ✦ Operation: Water contamination is possible, although unlikely, due to accidental spills associated with maintenance activities.
- ✦ Mitigation measures: A spill response plan will be developed and an emergency spill kit will be kept on site. In addition, the Ministry of the Environment and the local municipalities will be notified of any spills.



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EMISSIONS TO AIR

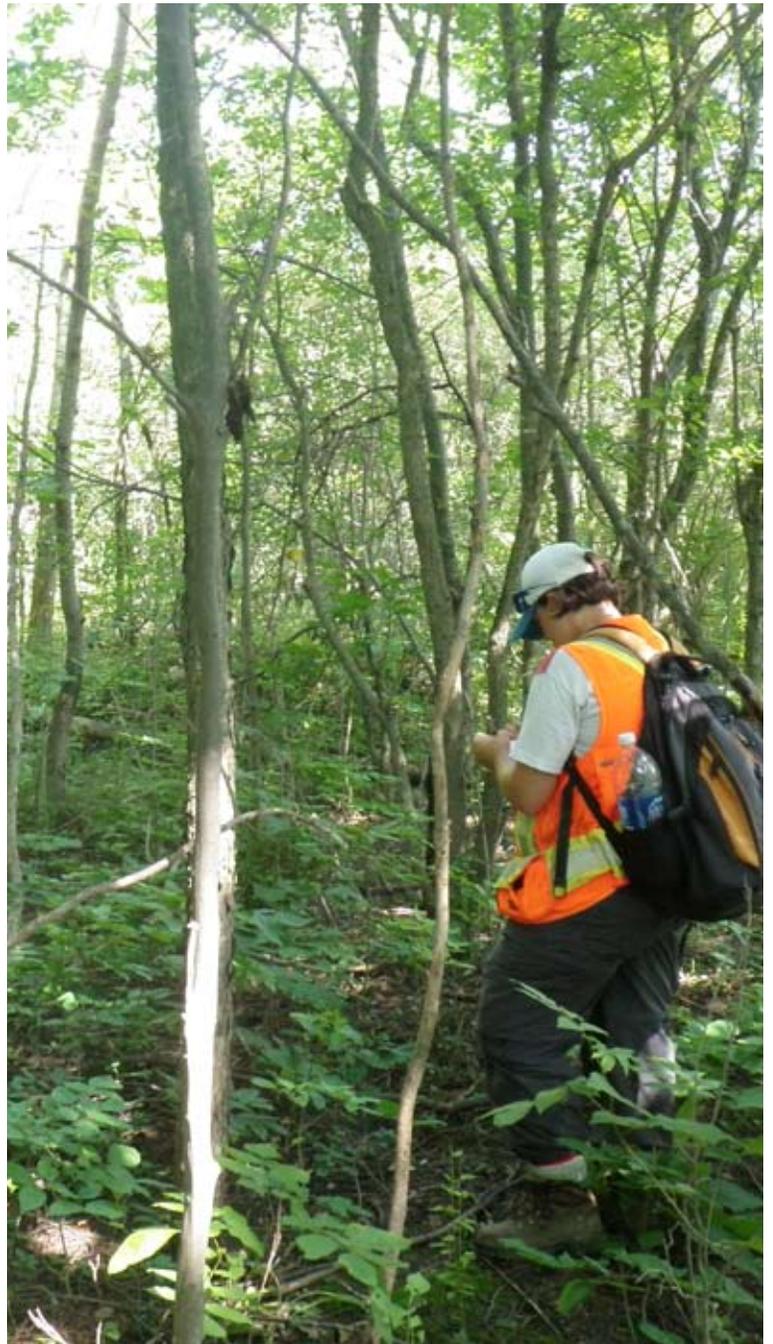
- ✦ Construction and decommissioning: The increase of heavy truck traffic on local roads during construction could create dust and increase emissions to air.
- ✦ Mitigation measures: Road surfaces will be sprayed with water or an environmentally friendly dust suppressant to reduce the amount of dust created.
- ✦ Operation: Maintenance vehicles may create dust and increase emissions to air.
- ✦ Mitigation measures: To reduce the amount of dust generated, the speed of maintenance vehicles will be limited. All construction vehicles meet provincial emissions regulations.

NOISE

- ✦ Construction and decommissioning: Construction activities will increase noise levels in the Project area.
- ✦ Mitigation measures: All construction equipment will be maintained in good working condition and construction activities will abide by local by-laws regarding hours of operation.
- ✦ Operation: The operating turbines and substations may increase noise levels experienced by some residents.
- ✦ Mitigation measures: Turbines will be set back at least 550 m from all residents who are not leasing their land for the Project to avoid or lessen the effects. Noise modelling was also conducted to predict and ensure that noise levels from the operating turbines and the substations will not be greater than limits set by the Ministry of Environment. Any noise-related complaints will be tracked and follow-up monitoring will occur as required.

LOCAL INTERESTS, LAND USE AND INFRASTRUCTURE

- ✦ Construction and decommissioning: The increase in construction traffic could cause traffic congestion or damage to local roads.



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- ✦ Mitigation measures: A Traffic Management Plan will be prepared prior to beginning construction activities. Finally, any damage to local infrastructure caused by construction activities will be repaired to original (or better) condition.
- ✦ Operation: Turbines, access roads, and the substations will result in a minor reduction in usable agricultural land.
- ✦ Mitigation measures: The length of access roads will be minimized where possible.

OTHER RESOURCES (SUCH AS AGGREGATE AND PETROLEUM RESOURCES)

- ✦ No effects anticipated.

PUBLIC HEALTH AND SAFETY

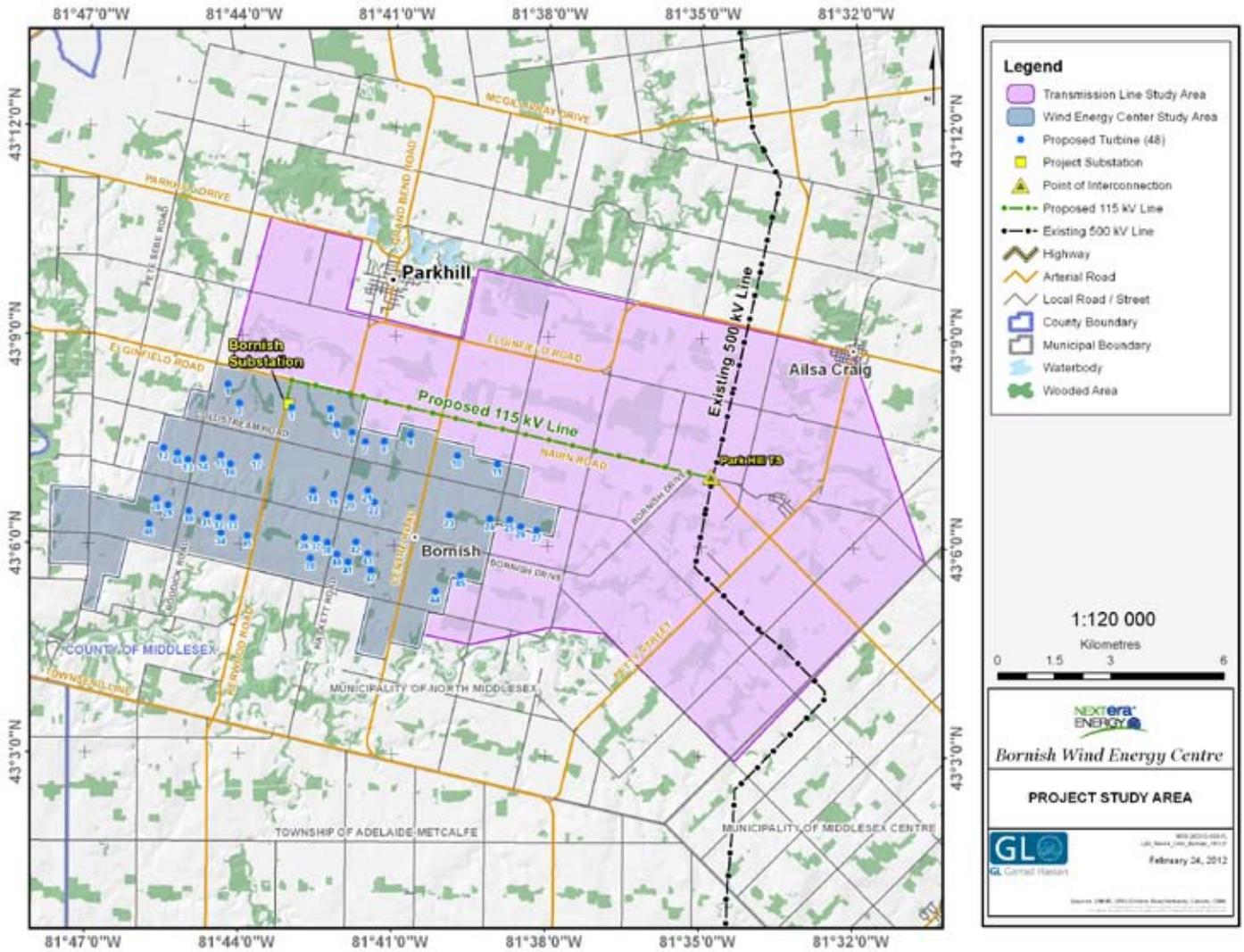
- ✦ Construction and decommissioning: Similar effects to those identified under Emissions to Air, Noise and Local Interest, Land Use and Infrastructure.
- ✦ Operation: Effects on human health and safety could occur from ice shed and/or shadow flicker.
- ✦ Mitigation measures: All setback distances will be adhered to. Any safety complaints will be tracked and follow-up monitoring will occur as required.

After applying the mitigation measures presented in the Construction Plan and Design and Operations Reports, the overall conclusion is that this Project can be constructed, installed and operated without any remaining effects that could harm the environment. Post-construction monitoring related to effects on wildlife, including birds and bats, will be undertaken to confirm this conclusion.



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Have A Question?

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Phone: 1-877-257-7330
Email: .Wind@NextEraEnergy.com

Project Consultant

Nancy O'Blenes

Environment and Permitting
GL Garrad Hassan
19 Carmody Lane
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Phone: 416-801-6822
Email: nancy.oblenes@gl-garradhassan.com